

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	10		
Program Progress:							
% of Funds Committed	100.00 %	99.41 %	1	96.45 %	100	100	
% of Funds Disbursed	92.25 %	94.95 %	7	87.93 %	60	63	
Leveraging Ratio for Rental Activities	0.19	3.64	10	4.73	4	4	
% of Completed Rental Disbursements to All Rental Commitments***	92.44 %	96.96 %	9	83.38 %	31	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.67 %	76.34 %	6	70.15 %	49	52	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.77 %	76.96 %	8	80.67 %	19	17	
% of 0-30% AMI Renters to All Renters***	32.56 %	51.46 %	7	45.30 %	28	26	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	81.40 %	87.43 %	9	95.32 %	9	7	
Overall Ranking:			In State:	9 / 10	Nationally:	21 19	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,992	\$14,435		\$26,635	43 Units	4.90 %	
Homebuyer Unit	\$2,908	\$13,999		\$14,938	231 Units	26.20 %	
Homeowner-Rehab Unit	\$3,458	\$15,835		\$20,675	315 Units	35.80 %	
TBRA Unit	\$5,848	\$2,612		\$3,216	292 Units	33.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Eau Claire WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$44,928	\$71,521	\$11,375
State:*	\$64,502	\$74,425	\$17,641
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.98

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	81.1	83.4	80.8	75.0	Single/Non-Elderly:	40.5	35.4	18.5	25.0
Black/African American:	0.0	0.0	0.0	0.0	Elderly:	2.7	0.9	25.9	50.0
Asian:	10.8	1.7	5.4	0.0	Related/Single Parent:	29.7	25.3	19.5	25.0
American Indian/Alaska Native:	0.0	0.0	0.3	0.0	Related/Two Parent:	27.0	38.4	34.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	0.0	1.6	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	1.3	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	8.1	13.1	11.8	0.0					
ETHNICITY:									
Hispanic	0.0	1.7	0.3	25.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	8.1	37.1	37.7	50.0	Section 8:	24.3	0.9 [#]		
2 Persons:	29.7	21.0	18.2	25.0	HOME TBRA:	10.8			
3 Persons:	32.4	15.7	12.5	25.0	Other:	16.2			
4 Persons:	8.1	11.4	10.5	0.0	No Assistance:	48.6			
5 Persons:	8.1	3.1	6.1	0.0					
6 Persons:	8.1	3.1	3.8	0.0					
7 Persons:	2.7	1.7	4.5	0.0					
8 or more Persons:	2.7	7.0	6.7	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				3

* The State average includes all local and the State PJs within that state

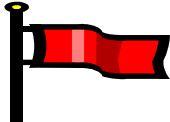
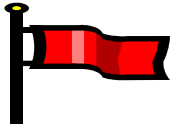
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Eau Claire State: WI Group Rank: 21
 (Percentile)
 State Rank: 9 / 10 PJs Overall Rank: 19
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	92.44	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	75.67	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.77	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	81.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

